

BISHOP POINTE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Revised 10/5/2025

- 1. GENERAL:** The following rules and regulations are designed to make living at Bishop Pointe pleasant and comfortable for each member of the Association. The regulations that the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital to preserving value in our community.
- 2. ASSESSMENTS:** Annual assessments are due on January 1 and late if not received by January 31st. Any homeowner who is in arrears will be subject to a lien, foreclosure, and a judgment against them in Wake County Court. All fees pertaining to the collection of dues are the sole responsibility of the homeowner including a \$20 late fee for each month.
- 3. RENTERS:** All renters & guests must adhere to the community rules, regulations and by-laws, and must be made aware of these responsibilities by the homeowner. Any property damages or violations by renters/guests will be the responsibility of the homeowner, and any corresponding costs will be directed to the respective homeowner.
- 4. ALTERATIONS:** Prior to any exterior alterations or additions (such as fences, room additions, storage buildings, lawn adornments, and more) an architectural request form for an approval form must be submitted to the Board of Directors for approval. The Board and architectural committee, at its sole discretion, may or may not approve any changes. A written reply to any requests will be made within thirty (30) days after said request has been submitted.
- 5. PARKING:** All vehicles are to be parked in driveways. Owners/residents are not permitted to park vehicles on the street, or in lawns. Recreation vehicles and trailers should not be parked in the driveways without written permission from the board of Directors. All vehicles parked within Bishop Pointe must be in operating condition both legally and mechanically, i.e. current license plates and, no flat tires, broken windows, etc. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Noncompliance with community parking rules may entail towing of the noncompliant vehicle at owner's expense, and/or fines.
- 6. AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.
- 7. SPEED LIMIT:** Special attention should be exercised when driving within the community to ensure the safety of all residents. The speed limit is 25 MPH.
- 8. INSURANCE:** The Homeowners Association does not provide any insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
- 9. NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Bishop Pointe. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11 p.m. and 8 a.m. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted.
- 10. SIGNS:** Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. Political signs are allowed but must not be installed more than 45 days prior to the election and must be taken down within 7 days after the election.
- 11. PETS:** Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. **All owners should promptly remove all pet droppings from any lawns, common areas, or road sides.** All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. No animals, livestock, or poultry of any

kind shall be raised, bred, or kept for commercial purposes. Dog runs are not allowed. Household pets are limited to two (2) household cats or two (2) domesticated dogs or one (1) of each. Pitt Bulls, Rottweilers, or any partial breeds of these dogs are not allowed nor is any animal that displays vicious tenancies.

12. DWELLINGS: Each home shall be used for residential purposes only.

13. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. When and if repair or replacement is necessary, it is the homeowner's sole responsibility to replace the mailbox and post to conform to the approved standard of the Association, in either tan or black color.

14. HAZARDS: The discharge of firearms, fireworks, or any other noise making device is not permitted at any time.

15. COMMON AREAS: Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

16. STORAGE BUILDINGS & SHEDS: Storage buildings need to be on a slab on grade or underpinned such that you cannot see underneath. It is suggested that storage buildings also be in a like color of the dwelling and placed within the sight lines of the dwelling. The design and location of all storage buildings must be approved by the architectural committee prior to start of construction.

17. CLOTHES LINES & AIR CONDITIONING WINDOW UNITS: Clothes lines of all kinds are prohibited. This also includes porch or deck railings. The drying or airing of clothes on the exterior of the property is prohibited. Window-mounted air conditioning units are not permitted, except for temporary use in the event of an operating lapse in the home air-conditioning system.

18. TRASH RECEPTACLES: Trash receptacles (cans/bins) are to be properly stored so they are not visible from the street.

19. EXTERIOR CLUTTER: The outside of the home should be free of all clutter. Trash bags and other items should not be stored in the rear or side of the home. The front porch should not be used for storage.

20. LAWNS: To contribute to an attractive community, the regular upkeep of lawns is required. Each owner shall keep their lot free of tall grass & weeds (6 inches in height or less) dead trees, trash and rubbish should not accumulate within the lots. Failure to maintain these standards may be subject to fines.

-GAS TANKS: All above ground gas tanks must be in the rear of the property and not visible from the street.

-SATELLITE DISHES: The standard TV satellite dishes are allowed, however, it is highly recommended that they be placed so that they are not visible from the street.

FINES:

All violators are subject to fines. A warning letter will be sent to the violator giving a proper amount of time to rectify the situation. If not corrected a fine may be charged which can also accrue attorney fees. The first non-compliance is \$50.00. The second non-compliance fine may not exceed \$100.00. Additionally, the HOA reserves the right to remedy any violation on a lot and assess the charge to the responsible owner.

The above list of rules and regulations are derived from the Protective Covenants of Bishop Pointe HOA. Please refer to those documents if you need additional information.

ARCHITECTURAL REQUESTS

When making an architectural request, all owners should email the request to Julie Wenta at Pindell-Wilson julie@pwraleigh.com and submit the following:

- 1. A final survey of their plot with the placement of all items requesting construction.**
- 2. A written description of materials to be used, color, dimensions, etc.**
- 3. Any pictures, ads, brochures, etc. whenever possible, to help the ARC in their decision.**
- 4. Hand drawing with measurements**